

RECEIVED

JUL 17 2025

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

DEPT. OF WATER RESOURCES
EASTERN REGION

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions. **DEV**

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
22-12145 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
22-12146 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
22-14306 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
22-14310 ✓	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Corey Chivers and Vanessa Chivers

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Charing Cross Ranch, LLC

New owner(s) as listed on the conveyance document

Name connector

☐ and ☐ or

44 Tillou Road

South Orange

NJ

07079

Mailing address

City

State

Zip

19084039506

corey.chivers@gmail.com

Telephone

Email

4. If the water rights and/or adjudication claims were split, how did the division occur?

☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.

☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.

5. Date you acquired the water rights and/or claims listed above: 6/27/2025

6. Do you own the land identified as the water right place of use? Yes ☒ No ☐

o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.

7. This form must be signed and submitted with the following **REQUIRED** items:

☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.

☐ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).

☒ Filing fee (see instructions for further explanation):

o \$25 per undivided water right.

o \$100 per split water right.

o No fee is required for pending adjudication claims.

☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.

☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: Corey Chivers Member 7/16/2025

Signature of new owner/claimant

Title, if applicable

Date

Corey Chivers

Print name

Signature: _____ Title, if applicable _____ Date _____

Signature of new owner/claimant

Title, if applicable

Date

Print name

For IDWR Office Use Only:

Received by ct h Date 7/17/25

Receipt No. E050998

Receipt Amt. \$100.00 (#1310 check)

Active in the Water Supply Bank? Yes ☐ No ☐

If yes, forward to the State Office for processing

W-9 received? Yes ☐ No ☐

Name on W-9 _____

Approved by sc

Processed by sc

Date 8/22/2025

Instrument # 290749
Teton County, Driggs, Idaho
06/27/2025 09:02:29 AM No. of Pages: 4
Recorded for: U.S. DEEDS
Kim Keeley Fee: \$15.00
Deputy: Jwenger
Index to: DEED CORRECTION
Electronically Recorded

AFTER RECORDING MAIL TO:

NAIM BULBULIA, ESQ.
HARTMANN DOHERTY ROSA BERMAN &
BULBULIA LLP
830 MORRIS TURNPIKE
SUITE 304
SHORT HILLS, NJ 07078

**CORRECTED
WARRANTY DEED**

FOR VALUE RECEIVED, COREY CHIVERS and VANESSA CHIVERS, husband and wife (herein, "Grantor"), whose address is 44 Tillou Road, South Orange, NJ 07079, hereby grants, bargains, sells and conveys unto CHARING CROSS RANCH LLC, an Idaho limited liability company (herein, "Grantee"), whose address is 44 Tillou Road, South Orange, NJ 07079, all of Grantor's interest in and to the following described premises in Teton County, Idaho:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 3989 W. 5750 South, Victor, ID 83455

Subject to all covenants, reservations, restrictions, and easements of record, if any.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Grantee and Grantee's heirs and assigns forever;

AND Grantor does hereby covenant to and with said Grantee that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances; and that Grantor will warrant and defend the same from all lawful claims whatsoever, except as set forth herein.

Dated this 6th day of June, 2025

THIS CORRECTED DEED IS BEING RECORDED TO CORRECT THE ERRONEOUS LEGAL DESCRIPTION CONTAINED IN THAT CERTAIN DEED RECORDED ON JUNE 17, 2025, AS INSTRUMENT # 290634, IN THE PUBLIC RECORDS OF TETON COUNTY, IDAHO.

[Signatures on next page.]

GRANTOR:

[Signature]
Corey Chivers

STATE OF NJ
COUNTY OF ESSEX

On this 6th day of Jun, 2025, before me, the undersigned Notary Public in and for the aforesaid county and state, personally appeared Corey Chivers, to me known or satisfactorily proven to be the person described in and who executed the foregoing instrument, and acknowledged that he/she executed the same.

[Affix Notary Seal]

[Signature]
SIGNATURE OF NOTARY PUBLIC

My commission expires: 7-7-25

SUSAN C. RYAN
NOTARY PUBLIC OF NEW JERSEY
Commission # 2452991
My Commission Expires 7/7/2025

GRANTOR:

[Signature]
Vanessa Chivers

STATE OF NJ
COUNTY OF ESSEX

On this 6th day of Jun, 2025, before me, the undersigned Notary Public in and for the aforesaid county and state, personally appeared Vanessa Chivers, to me known or satisfactorily proven to be the person described in and who executed the foregoing instrument, and acknowledged that he/she executed the same.

[Affix Notary Seal]

[Signature]
SIGNATURE OF NOTARY PUBLIC

My commission expires: 7-7-2025

SUSAN C. RYAN
NOTARY PUBLIC OF NEW JERSEY
Commission # 2452991
My Commission Expires 7/7/2025

EXHIBIT A**[Legal Description]**

A PART OF THE SOUTH HALF SOUTHWEST QUARTER OF SECTION 29, AND A PART OF THE SOUTHEAST QUARTER SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 NORTH, RANGE 45 E., B.M., TETON COUNTY, IDAHO. BEING FURTHER DESCRIBED AS: FROM THE SOUTHWEST CORNER OF SAID SECTION 29, THENCE N 00°33'40"W, 690.41 FEET ALONG THE WEST LINE OF SAID SECTION 29 TO THE POINT OF THE BEGINNING; THENCE CONTINUING N 00°33'40"W, 72.04 FEET ALONG THE WEST LINE OF SAID SECTION 29 TO A POINT; THENCE WEST, 41.00 FEET TO A POINT; THENCE N 00°33'40" W, 563.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30; THENCE S 89°57'17"E, 41.00 FEET ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER SOUTHWEST QUARTER OF SAID SECTION 29; THENCE N 89°59'39"E, 1323.04 FEET ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER SOUTHWEST QUARTER TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER SOUTHWEST QUARTER OF SAID SECTION 29; THENCE N 89°52'25"E, 424.18 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER SOUTHWEST QUARTER OF SAID SECTION 29 TO A POINT IN THE CENTER OF THE TETON RIVER; THENCE S 01°24'51"E, 31.32 FEET ALONG THE CENTER OF SAID RIVER TO A POINT; THENCE S 41°41'51"E, 77.00 FEET ALONG THE CENTER OF SAID RIVER TO A POINT; THENCE S 75°51'51"E, 110.00 FEET ALONG THE CENTER OF SAID RIVER TO A POINT; THENCE S 40°51'51"E, 168.00 FEET ALONG THE CENTER OF SAID RIVER TO A POINT; THENCE S 11°16'09"W, 92.00 FEET ALONG THE CENTER OF SAID RIVER TO A POINT; THENCE S 19°11'51" E, 80.05 FEET ALONG THE CENTER OF SAID RIVER TO A POINT; THENCE S 71°58'09" W, 732.36 FEET TO A POINT; THENCE S 89°57'54"W, 1321.53 FEET TO THE POINT OF BEGINNING.

CONTAINS 27.29 ACRES.

SUBJECT TO A 27 FOOT WIDE COUNTY ROAD & UTILITY EASEMENT BEING WITHIN THE 60 FOOT WIDE COUNTY ROAD & UTILITY EASEMENT OF W5750S.

SUBJECT TO A 27 FOOT WIDE COUNTY ROAD & UTILITY EASEMENT IN A PART OF THE SW 1/4 SW 1/4 SECTION 29, TWP. 4N, RNG. 45E, B.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS: FROM THE SW CORNER OF SAID SECTION 29, THENCE N 00°33'40"W, 690.41 FEET ALONG THE WEST LINE OF SAID SECTION 29 TO THE POINT OF THE BEGINNING; THENCE CONTINUING N 00°33'40"W, 72.04 FEET ALONG THE WEST LINE OF SAID SECTION 29 TO A POINT; THENCE WEST, 41.00 FEET TO A POINT; THENCE N 00°33'40"W, 542.75 FEET TO A POINT ON THE SOUTH LINE OF THE COUNTY ROAD RIGHT-OF-WAY FOR COUNTY ROAD WEST 5750 SOUTH; THENCE S 89°49'48"E, 119.11 FEET ALONG SAID RIGHT-OF-WAY TO A POINT; THENCE S 00°10'12"W, 40.00 FEET TO A POINT; THENCE N 89°49'48" W, 78.60 FEET TO A POINT; THENCE S 00°33'41"E, 462.62 FEET TO A POINT; THENCE EAST 41.00 FEET TO A POINT; THENCE S 00°33'40"E, 112.01 FEET TO A POINT; THENCE S 89°57'54"W, 40.00 FEET TO THE POINT OF BEGINNING.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the

parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Instrument # 290635
Teton County, Driggs, Idaho
06/17/2025 02:09:09 PM No. of Pages: 3
Recorded for: U.S. DEEDS
Kim Keeley Fee: \$15.00
Deputy: ctuttle
Index to: DEED, WARRANTY
Electronically Recorded

AFTER RECORDING MAIL TO:

NAIM BULBULIA, ESQ.
HARTMANN DOHERTY ROSA BERMAN &
BULBULIA LLP
830 MORRIS TURNPIKE
SUITE 304
SHORT HILLS, NJ 07078

WARRANTY DEED

FOR VALUE RECEIVED, COREY CHIVERS and VANESSA CHIVERS, husband and wife (herein, "Grantor"), whose address is 44 Tillou Road, South Orange, NJ 07079, hereby grants, bargains, sells and conveys unto CHARING CROSS RANCH LLC, an Idaho limited liability company (herein, "Grantee"), whose address is 44 Tillou Road, South Orange, NJ 07079, all of Grantor's interest in and to the following described premises in Teton County, Idaho:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 3989 W. 5750 South, Victor, ID 83455

Subject to all covenants, reservations, restrictions, and easements of record, if any.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Grantee and Grantee's heirs and assigns forever;

AND Grantor does hereby covenant to and with said Grantee that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances; and that Grantor will warrant and defend the same from all lawful claims whatsoever, except as set forth herein.

Dated this 6th day of June, 2025.

[Signatures on next page.]

GRANTOR:

[Signature]
Corey Chivers

STATE OF NJ
COUNTY OF ESSEX

On this 6th day of June, 2025 before me, the undersigned Notary Public in and for the aforesaid county and state, personally appeared Corey Chivers, to me known or satisfactorily proven to be the person described in and who executed the foregoing instrument, and acknowledged that he/she executed the same.

[Affix Notary Seal]

[Signature]
SIGNATURE OF NOTARY PUBLIC
My commission expires: 7.7.25

SUSAN C. RYAN
NOTARY PUBLIC OF NEW JERSEY
Commission # 2452991
My Commission Expires 7/7/2025

GRANTOR:

[Signature]
Vanessa Chivers

STATE OF NJ
COUNTY OF ESSEX

On this 6th day of June, 2025 before me, the undersigned Notary Public in and for the aforesaid county and state, personally appeared Vanessa Chivers, to me known or satisfactorily proven to be the person described in and who executed the foregoing instrument, and acknowledged that he/she executed the same.

[Affix Notary Seal]

[Signature]
SIGNATURE OF NOTARY PUBLIC
My commission expires: 7.7.25

SUSAN C. RYAN
NOTARY PUBLIC OF NEW JERSEY
Commission # 2452991
My Commission Expires 7/7/2025

EXHIBIT A

[Legal Description]

A PART OF THE SOUTHWEST QUARTER SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 4 NORTH, RANGE 45 E., B.M., TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29 AND RUNNING
THENCE N 00°33'40"W. 690.41 FEET TO A POINT;
THENCE N 89°57'54"E. 1321.53 FEET TO A POINT;
THENCE S 00°18'18"E. 690.39 FEET TO A POINT;
THENCE S 89°57'54"W. 1318.44 FEET TO THE POINT OF BEGINNING.

CONTAINS 20.92 ACRES.

TOGETHER WITH A 40 FOOT WIDE ROAD AND UTILITY EASEMENT BEING WITHIN A PART OF
THE SOUTHWEST QUARTER SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 4 NORTH,
RANGE 45E., B.M., TETON COUNTY, IDAHO AND BEING FURTHER DESCRIBED AS:
FROM THE SOUTHWEST CORNER OF SAID SECTION 29, THENCE N 00°33'40"W. 690.41 FEET ALONG
THE WEST LINE OF SAID SECTION 29 TO THE POINT OF BEGINNING;
THENCE CONTINUING N 00°33'40"W. 72.04 FEET ALONG THE WEST LINE OF SAID SECTION 29 TO A
POINT;
THENCE WEST, 41.00 FEET TO A POINT;
THENCE N 00°33'40"W. 542.75 FEET TO A POINT ON THE SOUTH LINE OF THE COUNTY ROAD
RIGHT-OF-WAY FOR COUNTY ROAD WEST 5750 SOUTH;
THENCE S 89°49'48"E. 119.11 FEET ALONG SAID RIGHT-OF-WAY TO A POINT;
THENCE S 00°10'12"W. 40.00 FEET TO A POINT;
THENCE N 89°49'48"W. 78.60 FEET TO A POINT;
THENCE S 00°33'41"E. 462.62 FEET TO A POINT;
THENCE EAST 41.00 FEET TO A POINT;
THENCE S 00°33'40"E. 112.01 FEET TO A POINT,
THENCE S 89°57'54"W. 40.00 FEET TO THE POINT OF BEGINNING.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.



IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

August 22, 2025

CHARING CROSS RANCH LLC
44 TILLOU RD W
SOUTH ORANGE NJ 07079-1357

Re: Change in Ownership for Water Right No(s): 22-14310, 22-14306, 22-12146, 22-12145

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records and has enclosed a computer-generated report for you.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at 208-525-7161.

Sincerely,

Misty Pettis
Office Specialist 2

Enclosure(s)